

73-24

BK 7006PG159

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

023968

We, **PHYLLIS H. KEARNEY** of Waterville, County of Kennebec, State of Maine and **DIANE K. ENGLER** of Skowhegan, County of Somerset and State of Maine, for consideration paid, grant and convey to **JASON T. TARDIF** and **ANDREA L. WOODARD-TARDIF** of Waterville, County of Kennebec, State of Maine, whose mailing address is 20 School Street, Waterville, ME 04901, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at a point situated on the northwesterly right-of-way line of the Ridge Road, at the southerly corner of premises presently owned by Lucien Lefebvre; thence in a general southwesterly direction along the northwesterly right-of-way line of the Ridge Road a distance of one hundred (100) feet to a point; thence at a right angle and in a general northwesterly direction a distance of two hundred (200) feet to a point; thence at a right angle and in a general northeasterly direction a distance of one hundred (100) feet to a point in the northwesterly corner of premises presently owned by one Lucien Lefebvre; thence in a general southeasterly direction along the northeasterly boundary of premises owned by one Lucien Lefebvre, at a distance of two hundred (200) feet to the point of beginning.


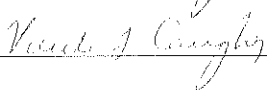
This conveyance is subject to the following restrictions, which are to run with the land, to wit:

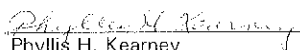
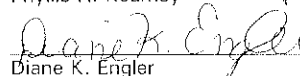
No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than fifty (50) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than ten (10) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Twenty-five Thousand Dollars (\$25,000). The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling shall be erected on any lot having less than one hundred (100) feet frontage on the street. The finish grade of the lot facing the street shall be not over three (3) feet above the top surface of the center line on the street when completed, and the top of the foundation wall of the house erected on said lot shall be not over four (4) feet above the top surface of said center line of the street.

Being the same premises conveyed to Phyllis H. Kearney and Diane K. Engler by Warranty Deed from Phyllis H. Kearney dated September 15, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3025, Page 168.

WITNESS our hands and seals this 31st day of July, 2002.

Signed, Sealed and Delivered
in the presence of:


Phyllis H. Kearney

Diane K. Engler

73-24

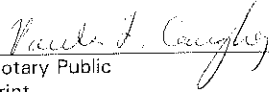
BK 7006PG 160

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 31, 2002

Then personally appeared the above named Phyllis H. Kearney and Diane K. Engler and acknowledged the foregoing instrument to be their free act and deed.

Before me,

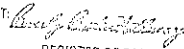


Notary Public
Print
Name: PAULA F. CAUGHEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 27, 2004



RECEIVED KENNEBEC SS.

2002 AUG -5 AM 9:00

ATTEST: 
REGISTER OF DEEDS